

Donovan McLaurin,
Chair
Wade, Falcon & Godwin

Lori Epler,
Vice-Chair
Cumberland County

Garland C. Hostetter,
Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman
Patricia Hall,
Town of Hope Mills
Charles C. Morris,
Town of Linden



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Director

Cecil P. Combs,
Deputy Director

Walter Clark,
Roy Turner,
Sara E. Piland,
Cumberland County

Benny Pearce,
Town of Eastover

COUNTY of CUMBERLAND

Planning & Inspections Department

January 14, 2009

MEMORANDUM

TO: Tom Spinks
Director of Planning, Town of Spring Lake

FROM: Patti Speicher *PS*
Assistant Director/Municipal Liaison

SUBJECT: Future Development/Re-development,
Elma Smith Property, PIN# 0502-12-6280

The following information is provided as an opinion for the possibility of approval for increased development or re-development on the above referenced tract – an aerial photo, printed December 11, 2008 is attached and labeled *Attachment #1*. Based on the below information and the attachments to this memorandum, generally it is unlikely that this property could be developed at a residential density beyond what is currently existing on the tract. Also, according to the present rules, regulations and policies, it is highly improbable that an application for a rezoning to a zoning district allowing a higher density would be successful.

The tract is currently zoned R6A Residential, RR Rural Residential, and M(P) Planned Industrial. The approximate acreage for each zoning district is shown on the attached “Zoning Map” (printed on December 11, 2008) – *Attachment #2*. Please note, the portion zoned M(P) is primarily subject to the County’s jurisdiction and the portion zoned R6A is developed as a manufactured home park. Due to the age of the park, we do not have an approved site plan; however, I did obtain a copy of the site plan that was on file with the County Health Department – *Attachment #3*.

From the County Tax Office’s “Property Information Mini-Sheet,” it appears that approximately 17.77 acres of this tract has been identified as “swamp land” – *Attachment #4* (two pages) – and the property owner currently has listed for tax purposes one residential dwelling and 50 manufactured home park spaces. Of the 50 manufactured home spaces all but one is located within the R6A district and one space along with the residential structure is located within the RR zoning district.

The majority of the land area zoned M(P) currently is located within the “Floodway” and would not be conducive to development, especially considering the 30 to 100 foot stream

buffer required by the stormwater regulations. A relatively small area located within the RR district is located within the 100 year *Special Flood Hazard Area* (SFHA) and could possibly be developed provided it complies with the provisions of the Town's Code, Flood Chapter. A sketch depicting the floodway and SFHA is labeled as *Attachment #5*.

The undeveloped portion of this tract consists mainly of soils classified as "hydric," which are typically not suitable for development and the area of the tract zoned M(P) is classified as "hydric inclusion" meaning the soils "may not be suitable for development. For development information related to soils, we rely on the *Soil Survey of Cumberland and Hoke Counties North Carolina* published by the US Department of Agriculture in cooperation with other state and federal agencies. *Attachment #6* shows the location of hydric and hydric inclusion soils.

Even if a developer extended public sewer to serve new development, the soil conditions would greatly restrict and likely be cost prohibitive for new development or redevelopment primarily due to required structures for stormwater purposes and other basic infrastructure. Byran could better address the stormwater requirements.

Restraints on new development of this site are further increased considering the proximity of the property in relation to the military base, especially the airstrip. Rather than re-state the opinion of Mr. James Dougherty, Executive Director of the Fort Bragg / Pope AFB Regional Land Use Advisory Commission, and Mr. Perry Benton, Community Planner for Pope AFB, please see *Attachment #7* and *Attachment #8*, respectively. I have attached a reduced sketch reflecting Pope AFB's Noise Zones and Accident Potential Zones, with the subject area highlighted in orange as *Attachment #9*. Please note that the undeveloped portion of the subject tract is located within an area that is subject to high noise and within Accident Potential Zone I; thus, making the possibility of development remote.

Further complicating any possible additional development and/or re-development is the minimum amount of road frontage that the subject property currently has. This tract abuts the right-of-way of Odell Road in two locations; the westernmost frontage being approximately 48.5 feet (directly serves the existing manufacture home park) and the eastern frontage measures at about 73.5 feet.

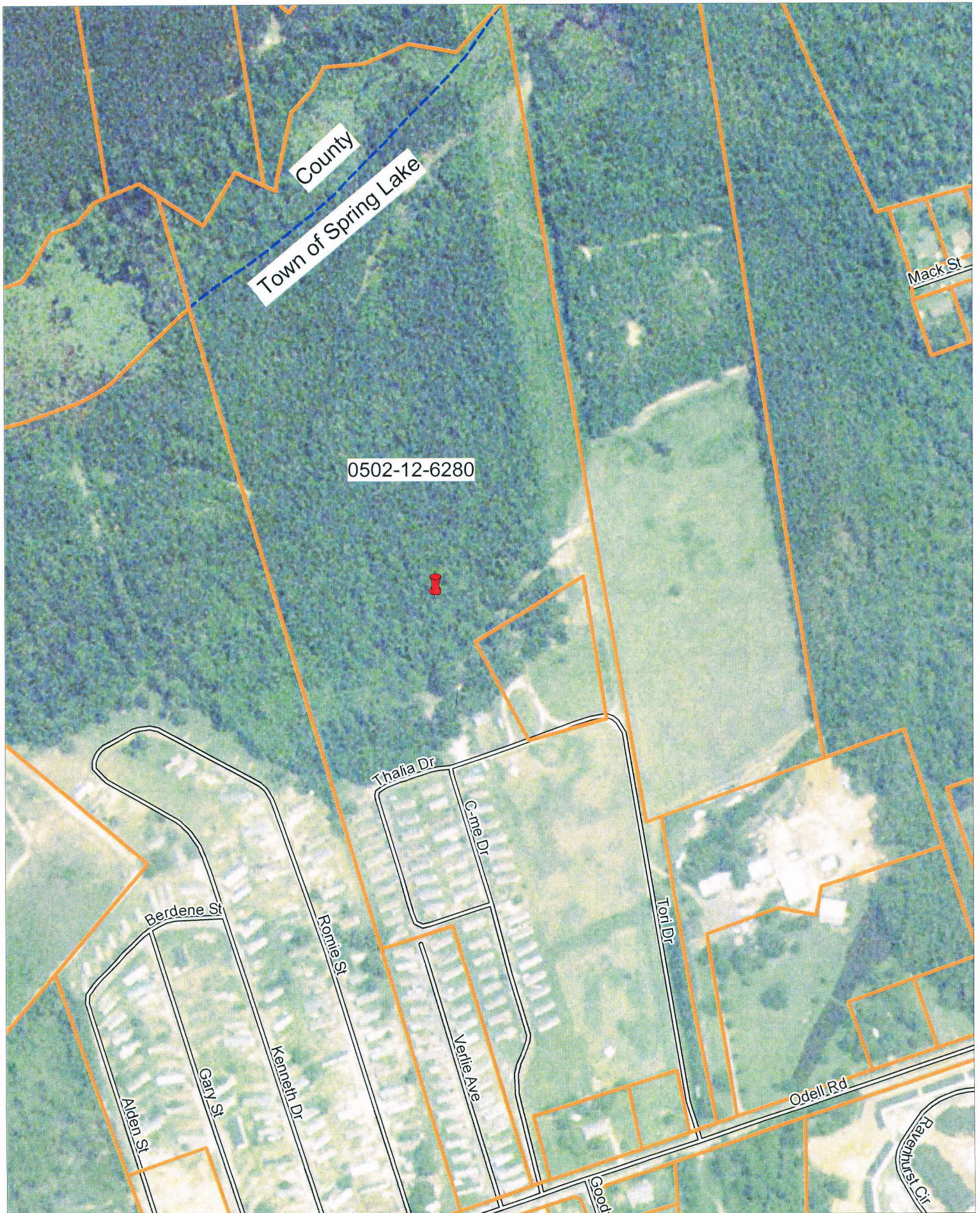
On the eastern side, the majority of the land area abutting Odell Road is limited for new street or drive construction because of the telecommunications tower requested and approved at that location. The tower was approved by the Town's Board of Adjustment on September 21, 2004 (Case No. P04-01-SL). Attached are the sketch map (*Attachment #10*) and site plan sketch (*Attachment #11*) for that case. On the aerial photos, the tower measures at approximately 43.8 feet from the eastern property line of the subject property, leaving a possibility of about 29.7 feet for a new street and/or drive; thus the width of the eastern strip prevents a new street/drive from being able to meet the Town's construction standards, regardless of the fact that the portion of this tract that is zoned RR allowing for a possible maximum of 51 lots/units.

With less than 30 feet of frontage, the eastern side is not of sufficient width to efficiently provide for unimpeded access for emergency vehicles to serve the tract. The situation would only be made worse if this tract was approved for increased development.

Because the western frontage has been devoted to the manufactured home park drive, without submission for a complete new review of the entire manufactured home park and complying with the current standards, the likely frontage serving any new development will have to be located on the eastern side of the tract.

Based on the foregoing information and other issues likely to arise – for example, red cockaded woodpecker colonies present neither – site survey not performed nor do I know the type of trees located on the property – it is my opinion and under current standards, this site has very little probability of receiving approval for any new and/or re-development. Further, it should be noted that the property owner may want to consider contacting the military officials to possibly negotiate the military's purchase of the property.

Please call me at 910-678-7605 or email: pspeicher@co.cumberland.nc.us if you have any questions or comments regarding this memorandum.

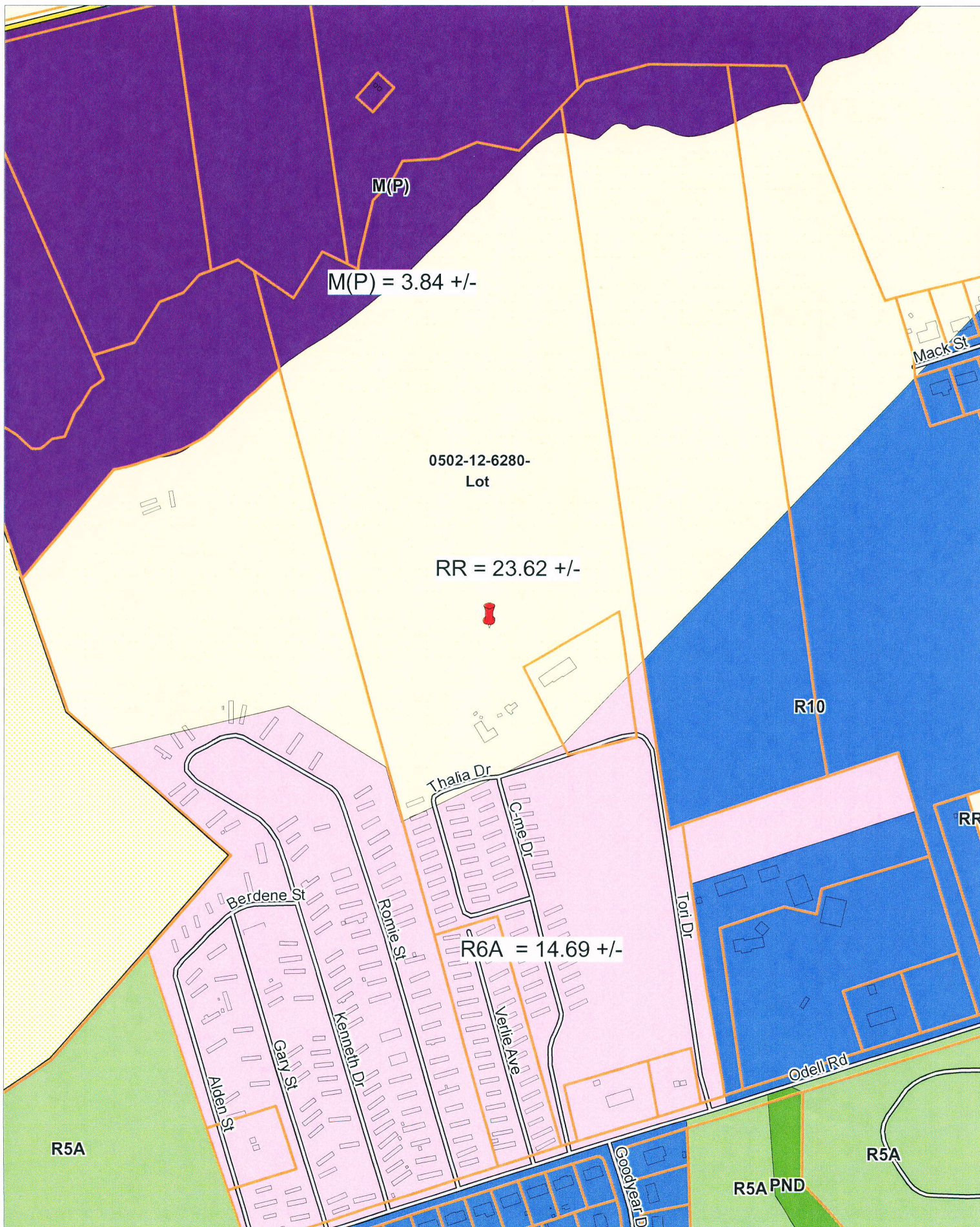


Aerial Photo for Parcel Id No. 0502-12-6280

Dated printed: 12-11-08

Attachment #1



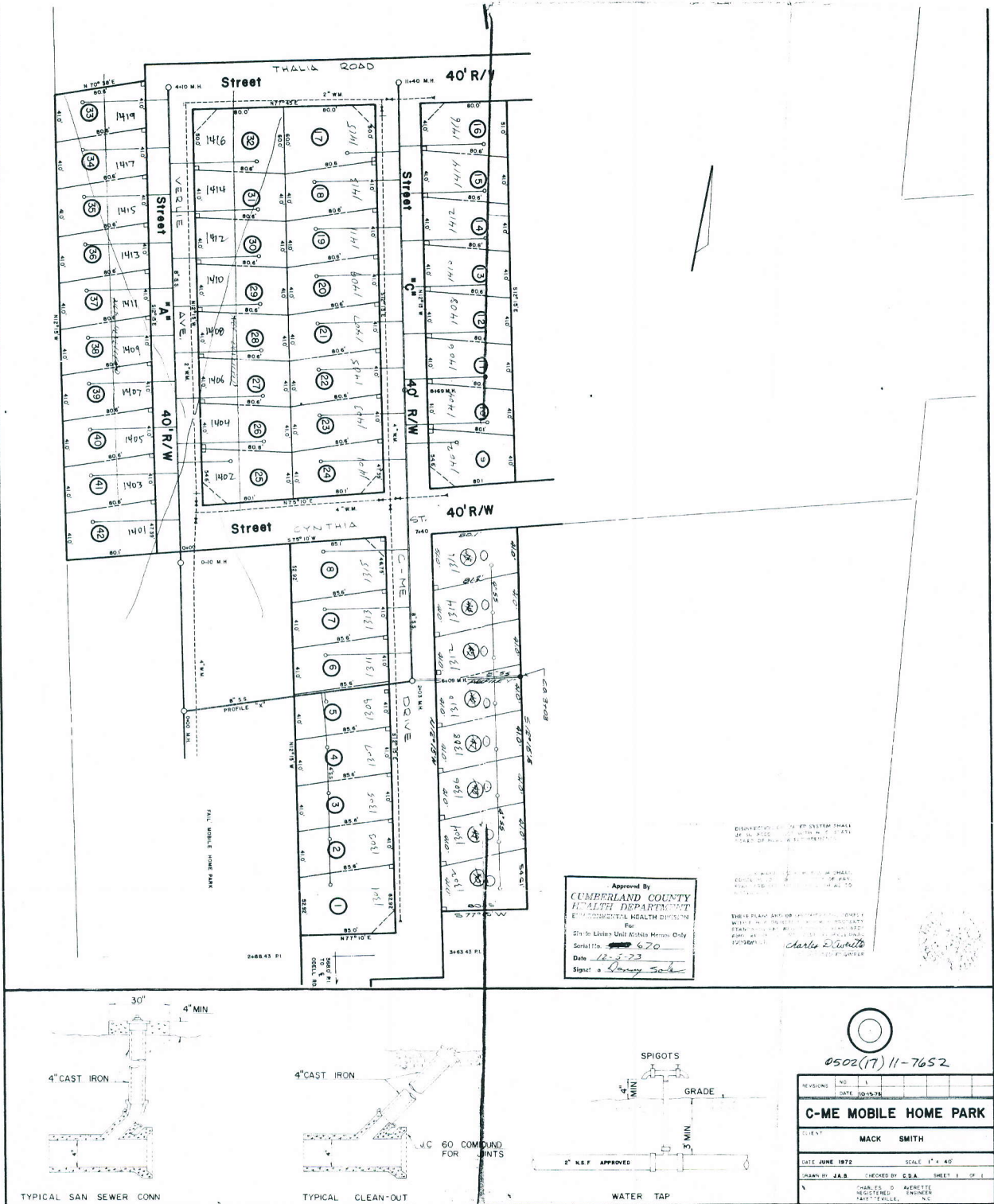


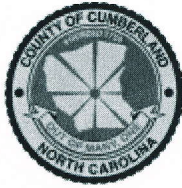
Zoning Map for Parcel Id No. 0502-12-6280

Dated printed: 12-11-08

Attachment #2







COUNTY TAX ASSESSOR
EMAIL



Property Information Mini-Sheet

[Click for Tax Sheet](#)

| [Tax Records](#) | [General Info](#) | [Phone Numbers](#) | [Real Estate](#) | [Personal](#) | | [County](#) |

Date: 12/11/2008

COUNTY OF CUMBERLAND Tax Year: 2008

Time: 14:30:19

Parcel ID: 0502-12-6280- **TaxYear:** 2008

Owner Name(s): SMITH, ELMA

Owner Address: 500 THALIA RD SPRING LAKE NC 28390-2411

Situs Address: 000000 ODELL RD SLK

Taxing District: 3000 SPRING LAKE

Tax Bill Number: ARCHIVE

Old Parcel ID: 0502-11-7652-

Property Class: MOBILE HOME PARKS

Neighborhood: 7056

Zoning: R6A -RESIDENTIAL DIST ,RR -RURAL RESIDENTIAL

Frontage: 0.00 **Depth:** 0.00

Map & Sheet: 0502-17

Plat Book & Page: -

Legal Description: 42.15 ACS TRAILER PRK & RES ODELL RD

Parcel Taxable Value: (REVALUATION 2003)

	Total	Land	Building	Misc.	Date
Appraised:	465,080.00	81,827.00	221,253.00	162,000.00	12/29/2004

Land Assessment:

	Land Use	Land Units	Land Type	Land Rate	Land Value
	RURAL ACREAGE	9.38	AC	2,167.00	20,326.00
	SWAMP LAND	17.77	AC	300.00	5,331.00
	RURAL ACREAGE	8.00	AC	3,334.00	26,668.00
	RURAL HOME	1.00	LT	9,500.00	9,500.00
	RURAL ACREAGE	6.00	AC	3,334.00	20,002.00

(A max of 5 sales can be shown)

Sale History Data:

Deed Book	Deed Page	Sale Date	Sale Price
02331	00407	07/09/1972	1,000.00
02328	00141	07/01/1984	0.00

(A max of 10 improvements can be shown)

Miscellaneous Improvements:

Description	Type	Unit	Number of Units
MH PARK SPACE	MHP	UT	50.00

Attachment #4

Choose the Building to Display: 01

Get Building Info

Building Characteristics					
Building #:	01	OF 01			# of Stry
Improvement Type:	SINGLE FAMILY RES				
Quality Grade:	350				
Actual Year Built:	1972				
BASE BLDG AREA SQ FT:	1,264				2
GARAGE UNFIN SQ FT:	360				1
ENCL PORCH UF SQ FT:	168				1
UPPER STY FIN SQ FT:	260				1
UPPER STY UNFI SQ FT:	208				1
BASEMENT UNFIN SQ FT:	1,224				1
Foundation:	G	Exterior:			04
Heat Method:	07	Heat Source:			01
Roof Type:	02	Cover:			03
5-Fix Baths: 0	4-Fix Baths: 0	3-Fix Baths: 1	2-Fix Baths: 1	Extra Fix: 0	
Bedrooms: 3	Fireplaces: 0	Air Cond: Y	Condition: A		

[Click for Tax Sheet](#)

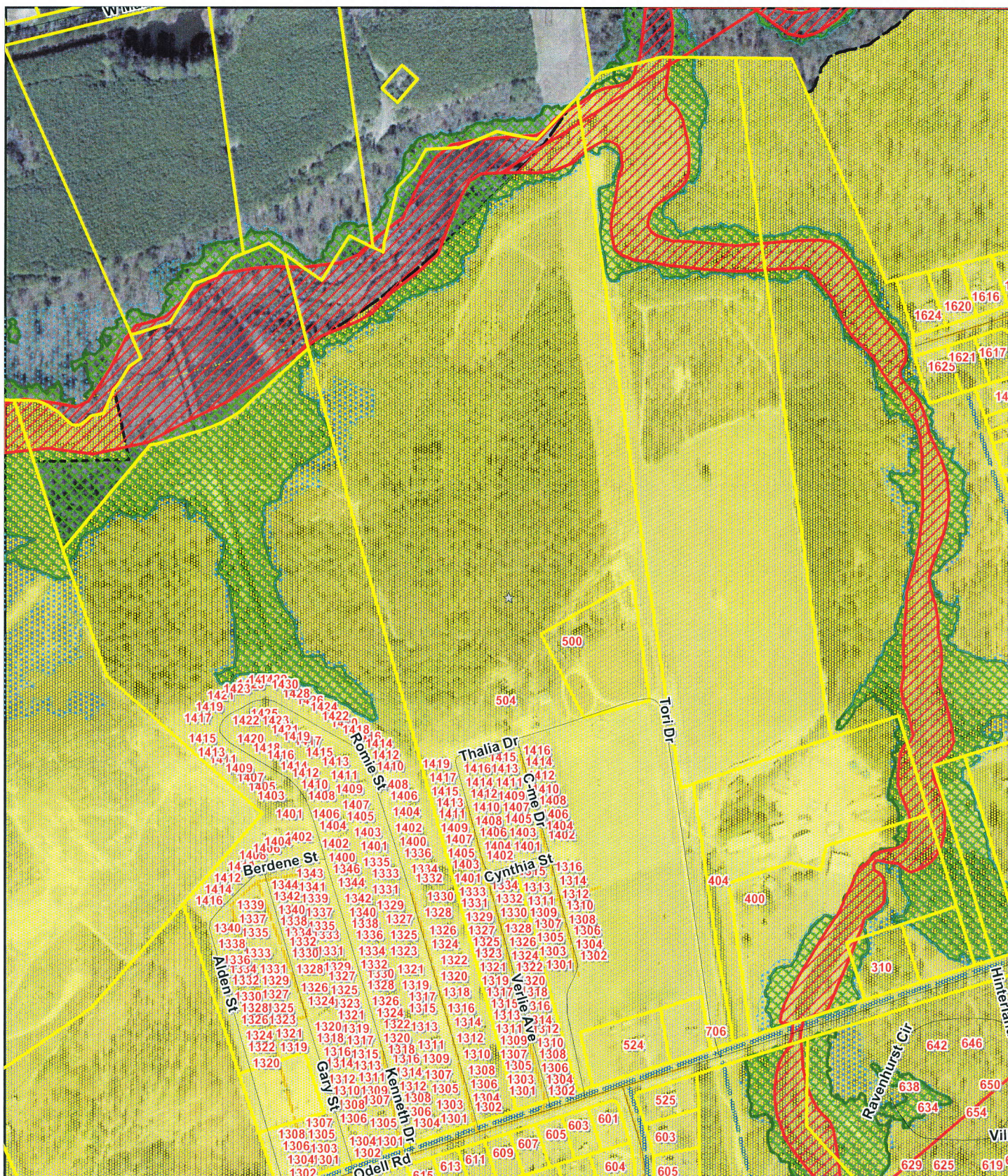
Personal Property Search for SMITH, ELMA

Go

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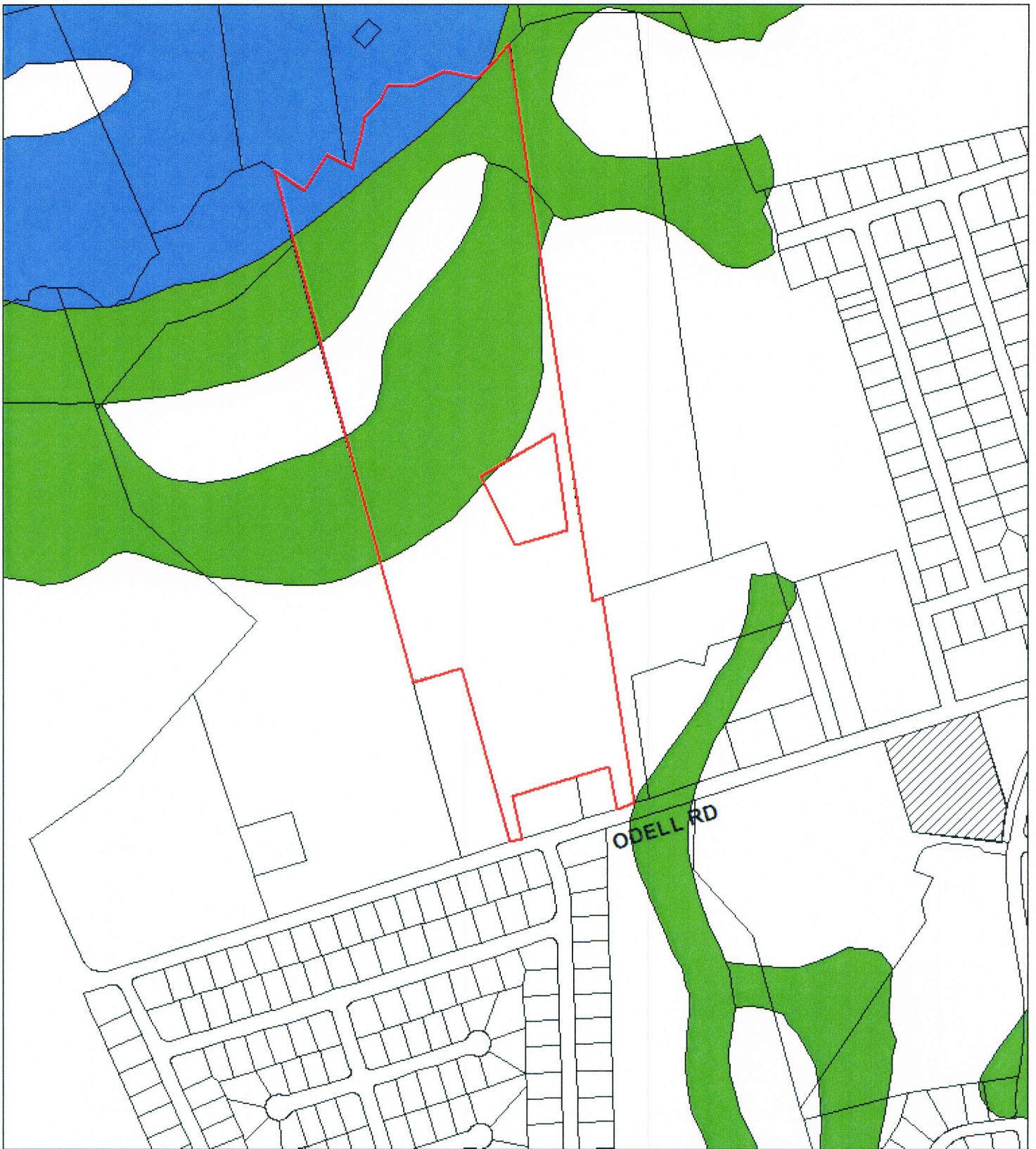
NO-FUNC



Cumberland County Flood Zones
Adopted January 05, 2007

- A (100 YR)
- AE (100 YR)
- AE Floodway (100 YR)
- SHADED X (500 YR)

Scale: 1"= 400'



- A HYDRIC SOILS
- B HYDRIC INCLUSION SOILS

Patricia Speicher

From: James Dougherty [jdougher7@embarqmail.com]
Sent: Thursday, November 13, 2008 11:18 AM
To: Patricia Speicher
Subject: Concerns for Development of PIN 0502-12-6280

Patti:

Thanks so much for giving me the opportunity to research and weigh in on the suitability of a possible development proposal for PIN 0502-12-6280 in Spring Lake. I have reviewed a number of GIS data layers and can report the following concerns:

- All of the undeveloped portion of the parcel is contained within the Pope AFB airport accident potential zone (APZ). APZ's are considered far too dangerous for human habitation or assembly.
- All of the undeveloped portion of the parcel is contained within a high noise zone (above 65 dbL) -- part of the area is even above 75 dbL. Such noise levels are considered incompatible with residential use.
- All of the undeveloped portion of the parcel is identified as a 6 or 7 (out of 9 for highest) for "Natural Values" on the Sustainable Sandhills Suitability maps.
- Most of the undeveloped portion of the parcel is identified as 7 (out of 9 for highest) for "Farmland Suitability" on the Sustainable Sandhills Suitability maps.

Therefore, the parcel is totally unsuitable for residential development -- regardless of the proposed density.

Thanks again for the opportunity to weigh in on this potential case.

Jim

James H. Dougherty, Executive Director
Ft. Bragg / Pope AFB Regional
Land Use Advisory Commission
P.O. Drawer 1510
Fayetteville, NC 28302

(C) (910) 583-1233
(O) (910) 488-7705

Patricia Speicher

From: Benton, Robert P Civ USAF AMC 43 CES/CECP [Robert.Benton2@pope.af.mil]
Sent: Thursday, November 13, 2008 3:42 PM
To: Patricia Speicher
Cc: jdougher7@embarqmail.com; Prillaman, Glen
Subject: FW: Request for Comments 0502-12-6280

Attachments: 0502-12-6280 Parcel Map.bmp



0502-12-6280
Parcel Map.bmp (2..

Patti,

For the portion of the property located within Accident Potential Zone I (APZ I), the Department of Defense Land Use Compatibility guidelines classifies the following as incompatible uses:

- Residential (any type, any density)
- Mobile Home Parks or Courts

For the portion of the property located within the 65-and-above decibel noise zones, the following are considered incompatible uses:

- Mobile Home Parks or Courts

However, since the noise zones for this parcel are located within the boundary of APZ I, any residential use is considered incompatible no matter what the noise level. After looking at the parcel, it appears that most of the developed portion of the property is outside of the APZ and high noise zones and could be redeveloped or further developed. If you need any of the mapping/photos or DoD guidelines that I used, please let me know. Thanks.

Perry

Perry Benton
Community Planner
43 CES/CECP
DSN 424-4560
Comm: 910-394-4560
robert.benton2@pope.af.mil

-----Original Message-----

From: James Dougherty [mailto:jdougher7@embarqmail.com]
Sent: Wednesday, November 12, 2008 9:18 PM
To: Benton, Robert P Civ USAF AMC 43 CES/CECP
Subject: Fw: Request for Comments 0502-12-6280

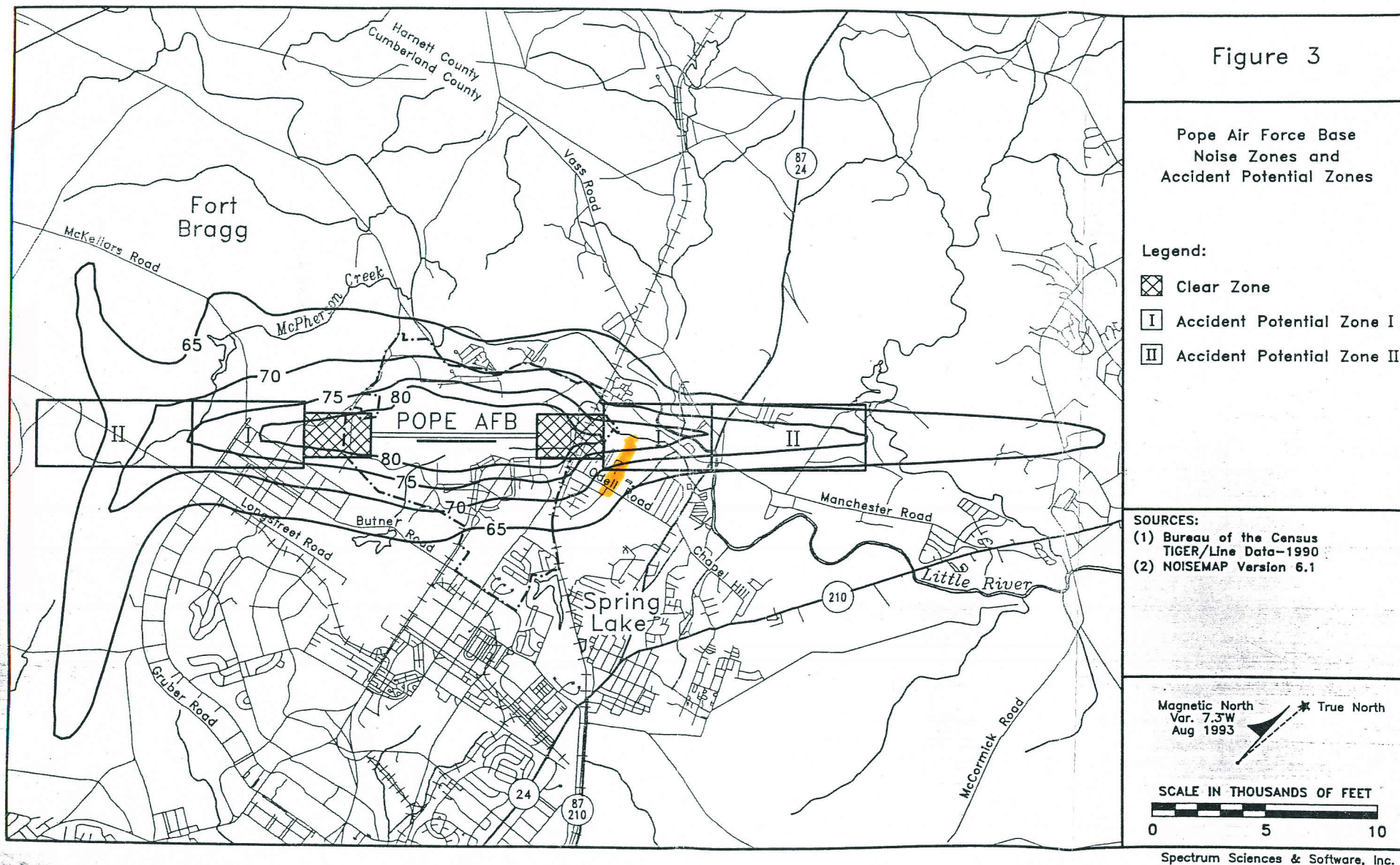
Perry: Patti Speicher asked me to forward this e-mail. Jim

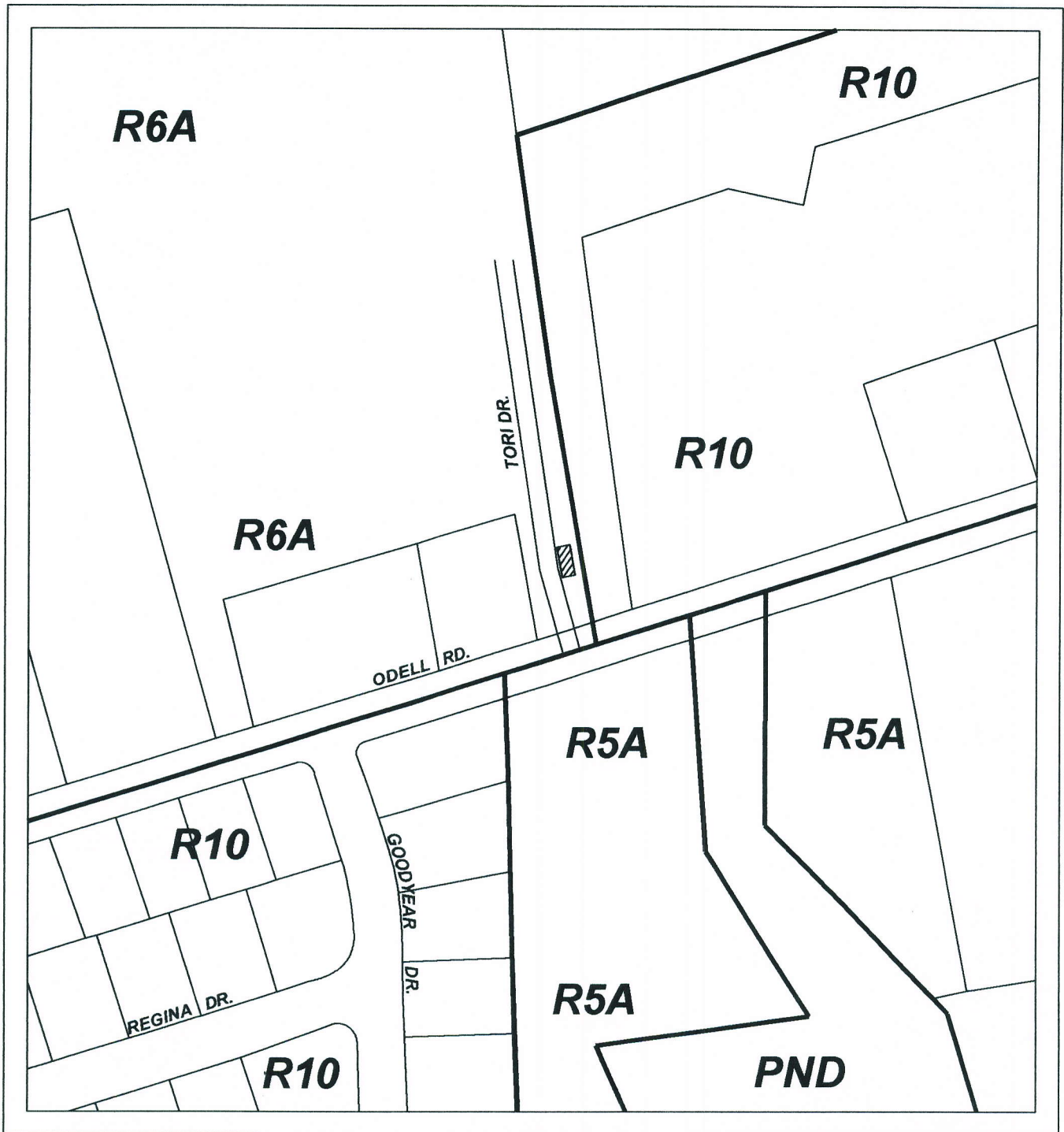
James H. Dougherty, Executive Director
Ft. Bragg / Pope AFB Regional
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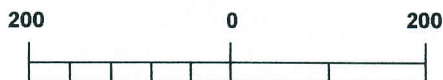
----- Original Message -----

From: Patricia Speicher <mailto:pspeicher@co.cumberland.nc.us>





NORTH



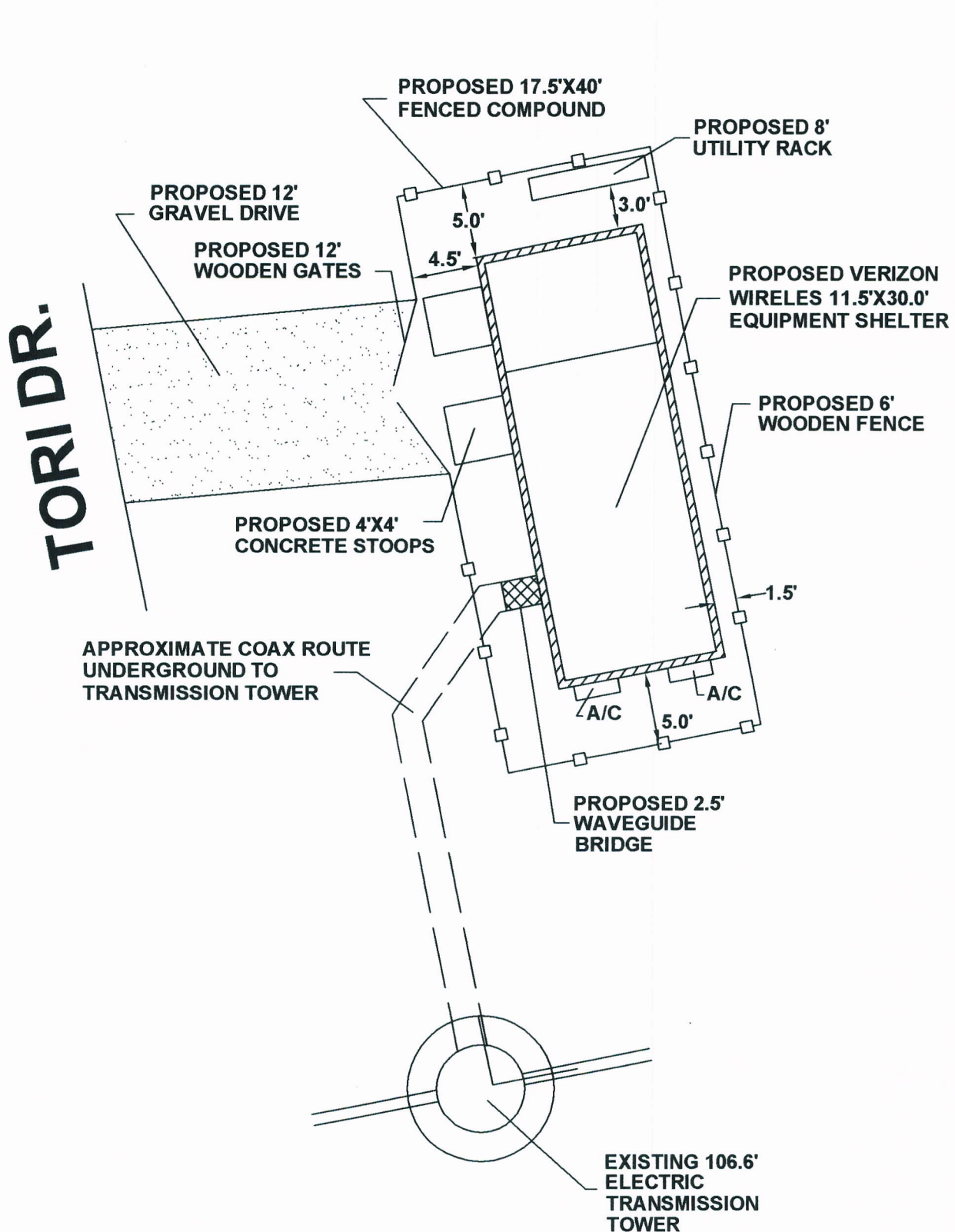
SCALE IN FEET

SPECIFIED CONDITIONAL USE PERMIT

ACREAGE: 0.16 AC.±		HEARING NO: P04-01-SL	
ORDINANCE: SPRING LAKE		HEARING DATE	ACTION
GOVERNING BOARD		9-21-04	APP. W/CONC

PORT. OF PIN: 0502-12-6280

AF



SPECIFIED CONDITIONAL USE PERMIT

REQUEST: TO ALLOW A TELEPHONE EXCHANGE

CASE: P04-01-SL SCALE: 1'=10"

ACREAGE: 0.16± ZONED: R6A